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Attorneys for Complainant

BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
OF THE STATE OF CALIFORNIA

In the Matter of:)	ESCROW LICENSE NO. 963-2708
)	
THE COMMISSIONER OF BUSINESS)	ORDER BARRING CHRIS SALAS FROM
OVERSIGHT,)	ANY POSITION OF EMPLOYMENT,
)	MANAGEMENT OR CONTROL OF ANY
Complainant,)	ESCROW AGENT
v.)	
)	
CHRIS SALAS,)	
)	
)	
Respondent.)	
)	
)	

JAN LYNN OWEN, the Commissioner of Business Oversight ("Commissioner") finds as follows:

I.

1. Lido Isle Escrow, Inc., LLC (Lido) is a California corporation, with a principal place of business at 423 31st Street, Suite A, Newport Beach, California 92663 and has been licensed by the Department of Business Oversight (DBO) as an escrow agent since March 1, 2012. (Escrow License No. 963-2708).

2. Respondent Chris Salas ("Salas") was at all times relevant herein, the only employee of Lido and was the person primarily in charge of operating the escrow business.

3. The DBO conducted a regulatory examination of Lido's escrow business beginning in May of 2017 (examination). Based on the examination results, the DBO found that Salas's personally committed numerous violations of the CEL while managing all Lido's escrow operations. These included findings that Salas: (1) operated Lido in an unsound manner in violation of Financial Code section 17415; (2) took escrow fees before the close of escrow in violation of Financial Code section 17420; (3) had prohibited debt balances in its escrow trust accounts in violation of California Code of Regulations, title 10, section 1738.1; (4) failed to regularly reconcile its escrow trust accounts in violation of California Code of Regulations, title 10, sections 1732.2 and 1732.3; (4) failed to keep and preserve required records and make them available for inspection by the DBO during the examination in violation of California Code of Regulations, title 10, sections 1729 and 1738.2; and (5) delivered documents or property in violation of escrow instructions in violation of California Code of Regulations, title 10, section 1738.2.

4. Based on the above violations Lido's escrow license was revoked by the Commissioner pursuant to a Consent Order issued on September 25, 2018 which was entered into with the owner and president of Lido, Mathew Carreon. Carreon indicated that subsequent to the DBOs discovery of the above violations, Salas moved to Guam and then refused, despite repeated requests, to cooperate in providing Carreon access to important financial records of Lido stored electronically.

5. On September 25, 2018, the Commissioner issued a Notice of Intention to Issue an Order to Bar Salas Pursuant to Financial Code section 17423, along with an Accusation and other supporting documents. Salsa was served by mail on all his last known addresses with those documents on September 25, 2015. There has been no request for a hearing received by the Commissioner within the time specified by law for doing so.

1 The Commissioner finds that, the above-described violations by Salas constitute grounds
2 under Financial Code section 17423 to bar Salas from any position of employment, management or
3 control of any escrow agent and that is in the best interest of the public to do so.

4 THEREFORE, IT IS HEREBY ORDERED that Respondent Chris Salas is barred from any
5 position of employment, management or control of any escrow agent. This order is effective as of the
6 date hereof.

7 Dated: November 20, 2018
8 Sacramento, California

JAN LYNN OWEN
Commissioner of Business Oversight

9 By: _____
10 MARY ANN SMITH
11 Deputy Commissioner
12 Enforcement Division
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